RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 388090 DEEDWARR
04/20/2020 11:55:30 AM 2 pgs
Fees: $13.00 Taxes: $795.13

20200420-0041093

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$214,900.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2020.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NATHAN K. RENFROE	**NEW OWNER**	135 12 0E 003.00 CO
2404 Nashboro Blvd.		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

RAMY MENA, MARRIED

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
NATHAN K. RENFROE, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 203, as shown on the map entitled Phase One, Nashboro Village Tract #21, of record in Plat Book 4660, page(s) 159, as Amended by Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAMY MENA, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20120426-0035752, dated April 2, 2012, said Register's Office.

RAMY MENA, MARRIED, HEREBY CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE PROPERTY BEING HEREIN CONVEYED HAS NEVER BEEN THE PRIMARY ADDRESS OF HIS WIFE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2404 Nashboro Blvd., Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of April, 2020.

Ramy Mena

RAMY MENA

State of Tennessee)

County of Davidson)

On this 17th day of APRIL, 2020, before me personally appeared, **RAMY MENA** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 5-9-2023

Notary Public

